

# Residential Deck/Porch Checklist

## Hamilton County, Department of Building Inspections

803 County Administration Building, 138 East Court Street  
(513) 946-4550 Cincinnati, OH 45202 Fax: (513) 946-4511

Application No.: 05-0000

Project Address:

Checklist No.: 1 2 3 4

Note: 1. The highlighted items on this checklist were either not found on the drawings or were found to be incorrect. The, "2005 Hamilton County Building Code" requires that the items on this checklist be added and/or corrected on the drawings before a plan approval may be granted. Simplify rereview by highlighting all plan changes.  
2 Applications with unresolved plan review items remaining after 60 days from the date of Checklist No. 1 will expire, resulting in a voided application.  
3 Applicants have the right to appeal items on Checklist No. 1 to the Board of Building Appeals. Appeals shall be filed within 30 days of the date of Checklist No. 1.

**\*\*Revised plans are reviewed on Tuesdays & Fridays only.\*\***

Expiration Date: 03/12/05

### APPLICANT INSTRUCTIONS / DEPARTMENT APPROVALS

1	Make all changes/corrections to the original drawings. See box 7. Submit 3 complete sets of revised/corrected drawings for review.
2	Make all changes/corrections to original site plan (boxes 8-11 below). Submit 3 revised site plans along with Zoning reapproval.
3	Provide a complete drawing index. All drawing sheets & attachments shall have sheet numbers & be accounted for on the index.
4	Indicate on each drawing sheet: (1) the name, address and phone no. of the building owner and building designer (2) the project address.
5	The drawings are insufficient for review. Obtain complete construction drawings by consulting with an Architect, Engineer or draftsman.
6	Architect/Engineer drawings shall have inked seal, signature & date applied to each sheet of the drawings. Architects shall also emboss.
7	Future drawings submitted for review shall be of a duplication process. Handwritten items on the plans are not permitted after duplication.

### SURVEY / SITE PLAN INFORMATION REQUIRED

8	(1)The name, address & phone number of the designer (draftsman), property owner and builder (2) the project address and (3) the date
9	Show existing & proposed grades at all deck/porch corners. Final grade shall slope 6" in the first 10 ft. from the bldg. (max. 3:1).
10	Show / correct site plan dimensions: foundation, attached garage, deck, porch, retaining walls, detached structures, etc.
11	Indicate the lengths, heights & locations of all retaining walls. Show exist. & proposed topography on high & low sides of all ret. walls.
12	

### FIRE PROTECTION

13	Show the masonry chimney height 2 ft. higher than any portion of the porch roof within 10 ft.
14	Show crickets (saddle) at chimney & roof line intersections. Show 2" min. between all deck/porch framing & the fireplace/chimney.
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### FOUNDATION / STRUCTURAL (see back side)

16	Show minimum design live loads: snow= 20 psf, wind= 90 mph, floors= 40 psf, guards= 200lbs applied @ any point along the top.
17	Show max. deflection limits of members: floor joists/beams= L/360, roof beams= L/240, rafters w/ ceiling= L/240, rafters w/o ceiling= L/180
18	Show the maximum assumed soil bearing capacity = 2000 psf. Show min. concrete compressive strength for all footings: 2500 psi
19	Show/Correct the diameter &/or thickness of the deck / porch footings.
20	Show the size, spacing & embedment of anchor bolts (7" min.) Show 30" min. frost protection to the bottom of all footings.
21	Indicate whether or not there is to be a hot-tub or spa on this structure. If so, submit tub spec's, dimensions, # of people, amount of water, etc.
22	Detail what provides rigidity to the deck/porch that resists side-to-side swaying? The second line of Box 25 (and Box 47) is an option.
23	Show the location of all floor beam splices & detail the connections. Ret. walls over 48" tall shall be engineered (calculated &/or sealed).
24	Show max. 8 ft. oc guardrail support post spacing. If > 8 ft. oc, submit calculations documenting allowable fiber stress & deflection limits.
25	Detail the connection of the guardrail support posts at the base. Show diagonal bracing betw. posts & detail connections. See box 47.
26	

### CONSTRUCTION STANDARDS / FRAMING

27	Show found. plan with dimen. betw. all footings (in both directions). Provide a floor plan showing window/door/stair locations, dimen., etc.
28	Show a full deck/porch section view: heights, floor/wall/roof materials, dimensions, connection details, height above grade, etc.
29	Show on all elevation views: dimen., fin. grade, decks, roof pitches, etc. Match the grades on the elev. views w/ the fin. grades on the site plan.
30	Show the deck/porch w/in two, 8-1/4" risers from the door threshold. If not, a 3'x3' landing is required prior to the deck/porch floor.
31	Show the height of the deck/porch floor above finished grade at all corners of the deck/porch.
32	Show stair section: max. 8-1/4" riser, min. 9" tread, 6'-8" headroom, tread/riser/stringer materials, stringer anchorage at bottom end.
33	Show outside stair & landing illumination: deck stair, porch stair, etc. Show 36" min. stairway width: deck stair, porch stair, etc.
34	Show 2-1/4" max. handrails 34"-38" abv. nosing at 3 or more risers. Terminate handrail ends at wall/post. Show 3/4" to 1-1/4" tread nosings.
35	Show guards 34"-38" above nosing at all open stairs over 30" high. Show guards 36" min. above deck/porch/floor when over 30" high.
36	Guards located along the sides of stairs shall not permit the passage of a 4-3/8" dia. object. Stair risers not to pass a 4" dia. object.
37	Balusters used along stairs shall be less than 4-3/8" apart. Balusters used to surround decks/porches shall be less than 4" apart.
38	Show tempered glass: glazing within 24" of any door edge & glazing used as guardrail material (less than 36" above the porch/deck floor).
39	Show min. 7'-0" porch ceiling height. Identify the use of all (existing) adjoining rooms &/or spaces.
40	Show/Correct size of exist. window/door header common to porch. Show location of exist. bearing walls, floor/roof spans, # stories, etc.
41	Show/Correct lumber size: flr. beam, flr. joists, side roof beam, rafters, rafter ties, ridge beam, flr. decking, # of joists below porch columns.
42	Show column size (or # of studs) below the ends of the side roof beams &/or ridge beam transferring all loads to foundation.
43	Show lumber species/grade/spacing: posts, floor beams/joists, rafters, rafter ties, floor decking, side roof beams, ridge beam, new headers.
44	Show valley over-framing materials. Boxes 41 & 43 are also required. Show ledger/roof beam bearing/connect. details (not on brick veneer).
45	Show connection detail of ledger board to exist. house: lumber size, dia./length/spacing/embedment of bolts, flashing, joist hangers, etc.
46	Show type of existing house wall at all connections: frame with siding, frame with brick veneer, brick & block, concrete, concrete block, etc.
47	Show the diameter, length & spacing of all bolts & fasteners. Show all exposed bolts & fasteners as galvanized, stainless steel, etc.
48	Show all lumber as pressure treated. Show full depth solid blocking 24"oc (max.) at separated beams.
49	Show connect. details: post to fig., post to floor beam, side roof beams to column/house, the floor joists below porch columns at house end.
50	Note on plans: Engineered floor/roof truss drawings with a layout sheet shall be furnished to the building inspector for the framing inspection.
51	Note on plans: All trusses shall be fastened to resist the uplift forces shown on the truss drawings, but for never less than 175 lbs.
52	Show the type & thickness of roof / wall sheathing materials. Show blocking (H-clips) at all roof sheathing seams (< 1/2" sheathing).
53	Show roof pitch, type of underlayment & type of roof covering materials. Asphalt shingles are not permitted on roof pitches < 2:12.
54	2 layers of underlay. (solid cemented btw. plies) req'd on pitches < 4:12. Solid cement between plies shall extend 24" min. inside the ext. wall.
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SEE BACK FOR ADDITIONAL COMMENTS ( )

PLAN EXAMINER

DATE

Applicant's Fax. Number: ( ? ) ???-????

01/12/05

Building Code: 2005 Hamilton County Building Code. This document may be purchased at the permit counter.

**ADDITIONAL COMMENTS:**

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**LIGHT / VENTILATION / ACCESS**

66	Natural light & ventilation was removed from the adjoining room(s). Document how light & ventilation will be replaced. See boxes 67 & 68.
67	Show total amount of natural light & ventilation in each adjoining room. Min. nat. light = 8% of floor area & min. nat. ventil. = 4% of floor area.
68	Artificial light & mech. ventil. (capable of 0.35 air changes/hour) shall be provided in all adjoining rooms per Section R303.1.
69	Show minimum access: attics, 22" x 30" / crawl space, 18" x 24" Show ventilation: 1sf vent/150sf attic, 1 vent 3' from ea. crawl sp. corner.
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## 2005 HCBC Requirements for Deck Footings

### Cast-in-Place Concrete

#### Deck Footings<sup>1,2</sup>

#### Max. Tributary Floor Area Bearing on Each Post<sup>3,4</sup>

(w) Square (inches)	(d) Diameter (inches)	(t) Thickness (inches)	(square feet)
8	8	6	10
11	13	7	20
14	16	8	30
16	18	9	40
18	21	11	50
20	23	12	60
22	25	13	70
25	28	14	90
28	31	16	110
30	34	18	130

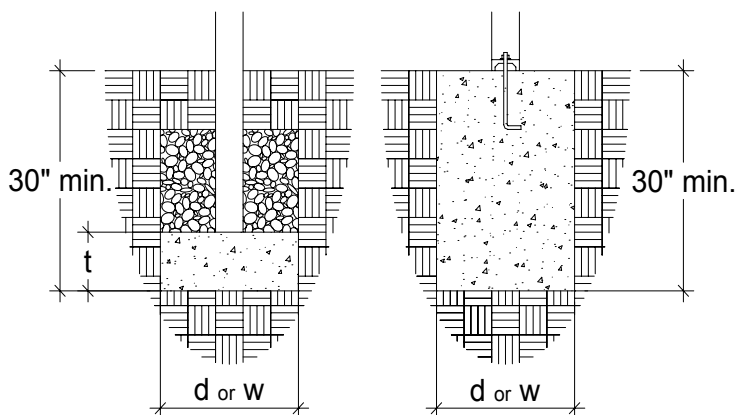
1.All footings are based on a max. assumed soil bearing capacity of 2000 psf.

2.Concrete compressive strength is 2500 psi (no air entrainment).

3.Maximum cantilever lengths: joists = 2 ft.; beams = 1 ft.

4.Design load = 50 psf (40 LL+10 DL), no roof, hot-tub or spa loads.

### DECK FOOTINGS



### ACCEPTABLE DECK HANDRAILS

